051.A	0003	0013.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	681,100	/	681,100
USE VALUE:	681,100	/	681,100
ASSESSED:	681,100	/	681,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #: C13

Owner 1:	MAK HERMAN &
Owner 2:	NG-MAK KATIE
Owner 3:	
Street 1:	1 HANCOCK ST
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02139 Type:

PREVIOUS OWNER

Owner 1:	CURA JEROME J/PATRICIA A -
Owner 2:	-
Street 1:	86 SUMMER ST #C13
Twn/City:	Arlington
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2001, having primarily Clapboard Exterior and 2166 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	681,100			681,100
Total Card	0.000	681,100			681,100
Total Parcel	0.000	681,100			681,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 314.45 | /Parcel: 314.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 230612

GIS Ref

GIS Ref

Insp Date 05/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 051.A-0003-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	669,000	0	.		669,000	669,000	Year End Roll	12/18/2019
2019	102	FV	653,300	0	.		653,300	653,300	Year End Roll	1/3/2019
2018	102	FV	595,200	0	.		595,200	595,200	Year End Roll	12/20/2017
2017	102	FV	534,600	0	.		534,600	534,600	Year End Roll	1/3/2017
2016	102	FV	534,600	0	.		534,600	534,600	Year End	1/4/2016
2015	102	FV	512,800	0	.		512,800	512,800	Year End Roll	12/11/2014
2014	102	FV	488,400	0	.		488,400	488,400	Year End Roll	12/16/2013
2013	102	FV	488,400	0	.		488,400	488,400		12/13/2012

!14568!

PRINT

Date	Time
12/11/20	04:24:19

LAST REV

Date	Time
11/20/20	08:22:24
jorourke	
14568	

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CURA JEROME J/P	59008-377		5/1/2012		495,000	No	No		
KLOPFER ERIC D/	47815-1		7/17/2006		540,000	No	No		
CUTTS LAURIE A	34079-534		11/14/2001		403,500	No	No		
MODERN CONTINEN	33147-227		6/28/2001		389,900	No	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2020	Mail Update	JO	Jenny O
5/7/2018	Measured	DGM	D Mann
8/1/2012	MLS	EMK	Ellen K
2/5/2002	Inspected	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6065																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	2001	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	100

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	I - Interior
Total Units:	
Floor:	1 - 1st Floor
% Own:	4.480000019
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	5.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	5.4	%

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	0.77700830
Const Adj.:	1.04989493
Adj $ / SQ:	199.865
Other Features:	67825
Grade Factor:	1.10
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	719982
Depreciation:	38879
Depreciated Total:	681103

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	1
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	285.81
Special Features:	0	Val/Su Net:	279.60
Final Total:	681100	Val/Su SzAd	314.45

SKETCH

Undisplayed Areas:
GLA: 2166
WDK: 270

8

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,166	199.870	432,908
WDK	Deck	270	10.190	2,751

Net Sketched Area:	2,436			Total:	435,659
Size Ad	2166	Gross Are	2436	FinArea	2166

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

051.A-0003-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	